

Memorandum

TO: PARKS AND RECREATION
COMMISSION

FROM: David J. Mitchell

SUBJECT: SEE BELOW

DATE: 11-28-05

Approved

Date

Council District:

3

SNI:

Five Wounds
Brookwood Terrace

**SUBJECT: CONDUCT A PUBLIC HEARING ON THE PROPOSED PARK SITE PLAN
FOR A FUTURE PUBLIC PARK AT THE NORTHEAST CORNER OF
BONITA AVENUE AND SUNNY COURT**

RECOMMENDATION

Approve a recommendation to the City Council regarding the acceptance of the proposed site plan associated with a future public park by K B Home at the northeast corner of Bonita Avenue and Sunny Court in Council District Three.

BACKGROUND

K B Home (Developer) is proposing the development of 80 single-family detached units on a 7.96 gross acre site located at the northeast corner of Bonita Avenue and Sunny Court in Council District Three. To fulfill its parkland obligation for PD05-006, the Developer is proposing approximately a 0.85-acre neighborhood park site as a turnkey park project. The Developer has prepared a site plan for the proposed park and presented it to the community on June 13, 2005. A copy of the proposed park development plan is attached.

On December 7, 2004, the City Council approved General Plan Amendment, GP03-03015, for Medium Density Residential (8-16 DU/AC) on 7 acres and Public Park/Open Space on 1 acre of the proposed project site by KB Home (Item 12.1). The City Council also approved a Planned Development Rezoning to allow 80 single-family detached residences and a public park on the proposed project site.

ANALYSIS

The Commission is to conduct a public hearing on Wednesday, December 7, 2005, to consider an approval of a recommendation to the City Council regarding proposed site development plan for a new 0.85-acre park site on the northeast corner of Bonita Avenue and Sunny Court. The proposed site development plan includes a play area, picnic area, a half basketball court, open turf area, fencing and landscape borders, will be presented to the Commission at this meeting.

Martin Park is about half-mile away to the southwest and Roosevelt Park is about one-mile away to the northwest from the proposed housing development by KB Home. The nearest school sites to the development are McKinley and Olinder Elementary Schools, which are about half-mile away to the southwest. Due to the distances to these other facilities, a public neighborhood park at this location is warranted under the Greenprint and per the Five Wounds / Brookwood Terrace Improvement Plan under the Strong Neighborhood Initiative Program (SNI). The creation of new parks was emphasized by the Five Wounds / Brookwood Terrace community in preparing its SNI Improvement Plan.

KB Home's project at the northeast corner of Bonita Avenue and Sunny Court has a parkland obligation of 0.82 acres of raw parkland ($80 \text{ units} \times 3.43 \text{ PPH} \times .003 = 0.82 \text{ acres}$). KB Home meets its parkland obligation by the dedication of 0.85-acres of land for public park purposes under the City's Parkland Dedication Ordinance, Chapter 19.38 of the San José Municipal Code. KB Home is also proposing to develop the proposed park, as shown on the attached site plan. The estimated cost to design, construct and inspect the proposed park development is approximately \$520,000. The Developer is willing to fund the construction of the park, which is above its obligation under the City's Parkland Dedication Ordinance.

OUTCOMES

Approval of the proposed site plan will enable staff to craft a turnkey agreement for City Council consideration to have the park constructed, as shown on the attached plan.

PUBLIC OUTREACH

A series of community meetings was held by the Developer and the City. On June 13, 2005, approximately 10 community members attended the final meeting at the McKinley Neighborhood Center regarding the design for the proposed park. The community approved the park amenities as shown on the plan, which included a tot play structure, benches, picnic/games tables, a drinking fountain, a half basketball court, a open turf area and perimeter landscaping and fencing. The community expressed concerns regarding street traffic in front of the proposed park site and that the overall size of the park should be larger.

A notice of the public hearing was mailed by Developer to property owners and renters within 500 feet of the developer's project site and those who have expressed an interest in the park by attending the June 13, 2005, community meeting. A display ad was placed in the San Jose Mercury News to run on November 28 and December 4, 2005. An e-mail was sent to those neighborhood associations on the Neighborhood Development Center's databank.

COORDINATION

Preparation of this memorandum has been coordinated with the City's Attorney's Office.

COST IMPLICATIONS

The park is anticipated to be completed early in Fiscal Year 2008-2009. The annual maintenance cost for the proposed park is estimated at \$15,000 per year.

CEQA

Mitigated Negative Declaration, PDC03-093

DAVID J. MITCHELL
Parks Planning Manager

Attachment: Proposed Site Plan for the Park